

Arlington Redevelopment Board
June 2, 2014 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm

Approved: June 16, 2014

PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Christine Scypinski

ABSENT: Andy West

STAFF: Carol Kowalski

The Chairman called the meeting to order at 7:04pm, opening the special permit hearing for 1098-1100 Massachusetts Avenue.

Dan Klasnick, representing Verizon Wireless, introduced himself to the Board. He described the proposal for additional wireless installation at Greater Boston Motor Sports. He pointed out the existing equipment from Sprint and T-Mobile on the drawing. He presented the rooftop, elevation and photo simulations.

Mr. Cayer asked Ms. Kowalski to review the background of the site. She described past permits and a pattern of zoning and general bylaw violations on the property.

Mr. Fitzsimmons commented that little effort has been put in to bring the property back into compliance. They are perpetually in violation, with issues such as blocking onsite parking and employees being hostile to inspectors. These are safety issues and it is unfair to the other merchants. He stated that something needs to be done, and suggested that a consent decree be written in order to make the property come into compliance. Mr. Fitzsimmons said that he did not think the Board should speak on the proposal until there is compliance.

Mr. Klasnick asserted they were independent uses.

Mr. Cayer responded that the intensity of use makes them linked and that the whole building has to come to the hearing.

Mr. Fitzsimmons referred to the false wall corner, and asked for confirmation of the wall heights. He commented that the wall is quite visible from the street.

Ms. Scypinski thanked Mr. Klasnick for the detailed application, and asked that the heights be included since they were not originally provided. She said that she recognizes that Verizon needs to locate its antennae in this area but agrees with her colleagues. She asked whether there was another building in the area that meets Verizon's needs, especially given that parking enforcement personnel were reportedly threatened, and the property was never brought into compliance.

Mr. Klasnick said he would take that suggestion into consideration, but Verizon has invested a lot of money on the proposal for this location.

Ms. Scypinski said that the safety of the public is threatened on that sidewalk, stating that she herself has tried to walk down that sidewalk on a hot summer day and experienced the confusion and discomfort from the motorcycle and sales activity. Ms. Scypinski added that she was disappointed that the property owner didn't attend the meeting. She asked if a gas-powered generator was typical.

Mr. Klasnick confirmed.

Andrew Bunnell stated he was very disappointed that the building owner is not at the hearing, pointing out that residents of the town were present. Mr. Bunnell stated that fines and violations haven't resolved any issues; there are trailers in front of the property, people all over the street

in and out of the site, and he is not comfortable allowing another use of the site.

The Board then heard from the members of the public in attendance.

Joshua Fink of 10-12 Quincy Street spoke on a few issues. He stated that the Greater Boston Motor Sports staff has plowed him out a couple times for which he expressed gratitude, but that he has continued to feel the effect of the parking issues. He then read from a 1981 EDR about abutters not being subjected to additional noise and fumes. He stated that his bedroom and two young children's bedrooms are on the same level as the proposed generator. He is concerned about the impact and their health, stating that a 12 foot antenna is significant. Mr. Fink said that he works from home, and reiterated that the generator and the noise it will produce is his chief concern.

Mr. Cayer asked for clarification that the report included in the proposal was for the cumulative impact of all the antennae.

Mr. Klasnick responded affirmatively.

Wendy Hibbard of 15-17 Higgins Street then spoke. She stated that the parking on Higgins Street is a huge problem, and that there is music playing there all the time until 10:00pm. She asked that the Board not make a decision that would result in this property owner making additional income. She added that she is a Verizon customer, and her service reception is fine in this area. Ms. Hibbard also stated that there are school kids walking and motorcycles flying around the corner in this area.

Joanna Hibbard of 15-17 Higgins Street commented on the danger and the noise as well.

Mr. Fitzsimmons moved to continue the hearing for 1098-1100 Massachusetts Avenue to July 7, 2014 at 7:00pm.

Ms. Scypinski seconded. All voted in favor.

The Board turned to the meeting minutes of May 19, 2014.

Mr. Fitzsimmons moved to approve the minutes as amended. Mr. Bunnell seconded.

Ms. Scypinski moved to adjourn. Mr. Bunnell seconded. The meeting was adjourned at 8:17pm.